



STATEMENT OF INFORMATION

21 PINNACLE CLOSE, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEE SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 PINNACLE CLOSE, CAPE PATERSON,



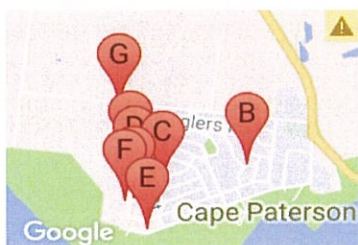
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$320,000**

Provided by: Rahnee Skate, PBE Real Estate Cape Paterson

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$227,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 BLUE WATER CIR, CAPE PATERSON, VIC



Sale Price

\$227,000

Sale Date: 09/12/2016

Distance from Property: 258m



12 SEA BREEZE PDE, CAPE PATERSON, VIC



Sale Price

\$559,000

Sale Date: 25/01/2017

Distance from Property: 781m



31 NEPTUNE ST, CAPE PATERSON, VIC 3995



Sale Price

\$250,000

Sale Date: 04/02/2017

Distance from Property: 255m



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6 PINNACLE CL, CAPE PATERSON, VIC 3995

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Sale Price

\$265,000

Sale Date: 10/02/2017

Distance from Property: 115m



114 SURF BEACH RD, CAPE PATERSON, VIC

3 2 2

Sale Price

\$345,000

Sale Date: 15/02/2017

Distance from Property: 503m



18 BLUE WATER CIR, CAPE PATERSON, VIC

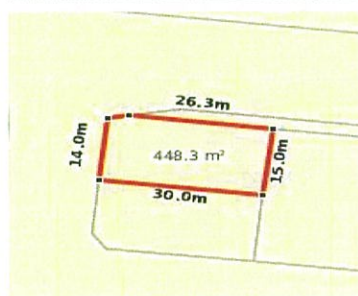
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Sale Price

\$450,396

Sale Date: 12/05/2017

Distance from Property: 280m



1 SUNLIGHT BVD, CAPE PATERSON, VIC 3995

- - -

Sale Price

\$170,000

Sale Date: 18/07/2017

Distance from Property: 431m



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 21 PINNACLE CLOSE, CAPE PATERSON, VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$320,000

Land.

Median sale price

Median price \$227,000 House Unit Suburb CAPE PATERSON

Period 01 October 2016 to 30 September 2017 Source 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 BLUE WATER CIR, CAPE PATERSON, VIC 3995	\$227,000	09/12/2016
12 SEA BREEZE PDE, CAPE PATERSON, VIC 3995	\$559,000	25/01/2017
31 NEPTUNE ST, CAPE PATERSON, VIC 3995	\$250,000	04/02/2017
6 PINNACLE CL, CAPE PATERSON, VIC 3995	\$265,000	10/02/2017

114 SURF BEACH RD, CAPE PATERSON, VIC 3995	\$345,000	15/02/2017
18 BLUE WATER CIR, CAPE PATERSON, VIC 3995	\$450,396	12/05/2017
1 SUNLIGHT BVD, CAPE PATERSON, VIC 3995	\$170,000	18/07/2017